



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

169 Hidden Valley Grove NW
Calgary, Alberta

MLS # A2248223



\$679,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Recta		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: NA

Welcome to this beautifully updated home tucked away on a quiet cul-de-sac in the sought-after community of Hidden Valley. Set on a generous west-facing lot, this property invites you to enjoy glowing evening sunsets from your expansive backyard. With over 2,300 sq. ft. of developed living space, including a fourth bedroom in the fully finished basement and a bright upper-level bonus room, this home offers both space and versatility. Major recent upgrades ensure peace of mind: new furnace (2025), new hot water tank (2024), a fully installed radon mitigation system, and a new roof (2020). Inside, you'll find modern finishes throughout including, rich hardwood floors, a professionally sprayed kitchen, stainless steel appliances, and granite countertops that bring style and durability together. The open-concept main floor is perfect for everyday living or hosting gatherings, with a seamless flow from the kitchen and dining area to the spacious living room. From the dining space, step out to your large rear deck and private, tree-lined backyard, complete with a charming treehouse for the kids. Upstairs, you'll find three generously sized bedrooms, including a primary suite with his-and-hers closets and an ensuite featuring a relaxing soaker tub. The bonus room offers a great spot for a home office, media room, or play space. The fully finished basement includes a rec room, additional bedroom, and a full bath. Perfect for guests or extended family. This home blends thoughtful updates, functional spaces, and an unbeatable location, making it a rare find in Hidden Valley.